

Rye City Planning Commission Minutes
January 9, 2007

MEETING ATTENDANCE:

Planning Commission Members:

<input type="checkbox"/>	Barbara Cummings, Chair
<input checked="" type="checkbox"/>	Martha Monserrate, Vice-Chair
<input checked="" type="checkbox"/>	Nick Everett
<input type="checkbox"/>	Hugh Greechan
<input checked="" type="checkbox"/>	Peter Larr
<input checked="" type="checkbox"/>	George Pratt (arrived Late)
<input checked="" type="checkbox"/>	Carolyn Cunningham

Other:

<input checked="" type="checkbox"/>	Christian K. Miller, AICP, City Planner
<input type="checkbox"/>	George Mottarella, P.E., City Engineer
<input checked="" type="checkbox"/>	Chantal Detlefs, City Naturalist
<input type="checkbox"/>	Joe Murphy, CC/AC Chair
<input checked="" type="checkbox"/>	JoAnn Rispoli, Secretary
<input checked="" type="checkbox"/>	Jim Nash
<input type="checkbox"/>	

I. HEARINGS

None

II. ITEMS PENDING ACTION

1. Westchester Country Club

- The City Planner advised that the applicant requested that the hearing be rescheduled for its next meeting. He advised that the hearing be rescheduled for the Commission's February 6, 2007 meeting.

ACTION: Peter Larr made a motion, seconded by Carolyn Cunningham, that the Planning Commission re-set the public hearing for its next meeting on wetland permit application number WP199, which was carried by the following vote:

Barbara Cummings, Chair:	Absent
Martha Monserrate, Vice- Chair:	Aye
Carolyn Cunningham	Aye
Nick Everett:	Aye
Hugh Greechan	Absent
Peter Larr:	Aye
George Pratt	Absent

2. Colahan Subdivision

- The Commission reviewed the draft resolution of approval and discussed the conditions providing for the protection of the beech tree in the front yard.

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ACTION: Carolyn Cunningham made a motion, seconded by Peter Larr, that the Planning Commission approve subdivision application number SUB292, which was carried by the following vote:

Barbara Cummings, Chair:	Absent
Martha Monserrate, Vice- Chair:	Aye
Carolyn Cunningham	Aye
Nick Everett:	Aye
Hugh Greechan	Absent
Peter Larr:	Aye
George Pratt	Absent

3. 330 Stuyvesant Road

- Joe Latwin (applicant's attorney) stated that the plans had been revised to eliminate the swimming pool within the wetland buffer, straightened the proposed lot line between the two building lots and re-calculated the minimum lot area based on the deduction of wetlands on the property. Mr. Latwin stated that the existing boat house on the property is proposed to be removed since it falls in the middle of the relocated lot line.
- The Commission noted that the Board of Appeals (BOA) will conduct the LWRP Coastal Consistency review and that the Planning Commission will be advisory and providing Use Permitted Subject to Additional Standards and Requirements Approval. In order to provide these approvals the Commission questioned whether the applicant had any information on the intended use and users of the recreational use.
- Mr. Latwin responded that the applicant had not obtained ownership of the property and that it has no formal programs established at this time. The Commission noted that it needed this information to make a decision on the pending applications. The Commission suggested that the applicant should at least define the conditions or restrictions under which the use is willing to operate, however a more complete description of the use is preferred.
- Commission member George Pratt arrives to the meeting.
- The City Planner noted that further information and corrections are required to the zoning compliance table. He noted that the application does not appear to comply with the minimum lot area, maximum coverage, setback and FAR requirements for private recreational uses in a R-1 District. The City Planner also noted that the Zoning Code restricts private recreational uses to those not carried on primarily for gain (i.e. not-for-profit) organizations.

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- 1 • The Commission requested that the application provide more information
2 regarding the amount of off-street parking, noting that there are periodic parking
3 problems at the site associated with the existing use. A smaller site without
4 additional parking may complicate these existing deficiencies.
5
- 6 • The Commission requested that more information be provided regarding existing
7 and proposed lighting, drainage, anticipated noise and hours of operation. The
8 Commission was unable to evaluate the impact of the proposed use without
9 knowing more about the applicant's anticipated users and intensity of use. Corey
10 Rabin (applicant) stated that he was discussing a number of programs with a
11 variety of groups, but nothing is confirmed at this time.
12
- 13 • The Commission noted concern with potential traffic and parking impacts. The
14 Commission noted that more information should be provided regarding the
15 anticipated traffic impacts (i.e. number of trips/volume) and the adequacy of area
16 roadways and on-site parking. The Commission noted that the parking impacts
17 associated with the YMCA could be a guide in evaluating anticipated impacts at
18 the proposed facility. The YMCA has a number of programs that result in
19 significant on-site parking constraints and impacts on the adjacent neighborhood.
20 The Commission stated that more information regarding the proposed use of the
21 recreational facility was necessary to adequately assess potential impacts.
22
- 23 • The Commission requested that the applicant provide information regarding the
24 adequacy of the vehicle sight distance at the existing and proposed driveways.
25
- 26 • In response to the Commission's inquiry, the City Planner stated that once
27 approvals are granted by the City (including subdivision, modified use permit,
28 LWRP Coastal Consistency) for the recreational use, it could likely be converted
29 to a single-family residence consistent with zoning without any additional
30 approvals from a discretionary land use board. The Commission noted that if
31 that were to occur, the applicant's intention to preserve the existing waterfront
32 recreational use without any other commitments or guarantees would not
33 advance LWRP policies. The Commission requested that the applicant provide
34 an appropriate commitment as part of the application that would advance the
35 City's LWRP policies in the event of the failure of the recreational use or its
36 conversion to a non-water dependant or enhanced use.
37
- 38 • The Commission declared its intent to be Lead Agency under SEQRA and
39 requested that this be coordinated with the City Board of Appeals.
40
41

4. 5 Pine Island Road

- 42 • The Commission noted that it had conducted a site walk of the property. The
43 application involves a request to maintain Belgium block curbing installed along
44 45

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the applicant's property with Pine Island Road. The Commission noted that since Pine Island is a private road the City's only jurisdiction relates to a wetland permit for the placement of a structure within 100-feet of a tidal wetland.

- The Commission noted that the curbing causes the ponding of water on Pine Island Road. The Commission recommended that the plan be revised to include breaks in the curbing to allow for the flow of stormwater and the removal of the soil placed behind the curb by the applicant. The plan should incorporate a swale on the applicant's property. These plan modifications will allow for the ponding of stormwater on the applicant's property and replicate pre-development conditions.
- Harry Lengsfeld (property owner) stated that the drainage problem existed prior to the installation of any curbing, but that he would revise the plan to address the Commission's concerns.
- The Commission noted that the roadway has been narrowed by the placement of the curbing and the rocks opposite the property. This could make two-way vehicle traffic difficult to pass one another. Mr. Lengsfeld noted that the rocks opposite his property existed and that traffic volumes are low. The Commission agreed that this was not an issue for their consideration since it involved a private road.
- The Commission agreed that it would set the public hearing after it received a revised site plan.

5. 7 South Manursing Island

- Glen Rosen (applicant's engineer) stated that the proposed project would involve constructing a rear terrace addition and other modifications to the rear of an existing residence. He noted that the project would result in a 532 square-foot increase in impervious area on the property.
- The Commission agreed that since the stone terrace was not set in stone dust that it should be considered impervious and required mitigation plantings. The Commission requested that the applicant provide a revised site plan with 1,064 square feet of mitigation plantings.
- Jim Nash (CC/AC member) requested that the plan be revised to clarify the location of the trench drain on the plan.
- The Commission agreed that it would set the public hearing after it received a revised site plan.